

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
MAY 4, 2006

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, MAY 4, 2006**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Presentation of Sedgwick County Arena design options, by Stephanie Knebel.

❖ **SUBDIVISION ITEMS**

Items 2-1 to Items 2-3 may be taken in one motion unless there are questions or comments.

2. Consideration of Subdivision Committee recommendations from the meeting of April 27, 2006.
Don Anderson, Bob Aldrich, Hoyt Hillman, and Bill Johnson, present.

Darrell Downing, Mitch Mitchell, and Michael Gisick, absent.

Copies of their recommendations have been furnished to the Planning Commission.

Agenda Item 2-1 (SUB2006-35) Approved, vote (4-0); Agenda Item 2-2 (SUB2006-34) Approved, vote (4-0);
Agenda Item 2-3 (SUB2006-33) Approved, vote (4-0); Agenda Item 3-1 (VAC2006-18) Approved, vote (3-0);
Agenda Item 3-2 (VAC2006-19) Approved, vote (3-0); Agenda Item 3-3 (VAC2006-20) Approved, vote (3-0);
Agenda Item 3-4 (VAC2006-21) Approved, vote (4-0);

- 2-1. **SUB 2006-35: One-Step Final Plat -- NEWMARKET OFFICE ADDITION**, located on the north side of 29th Street North and west of Maize Road.

Engineer: PEC, P.A.

Acreage: 38.2

Total Lots: 1

- 2-2. **SUB 2006-34: One-Step Final Plat -- CLIFTON HEIGHTS COMMERCIAL ADDITION**, located on the on north side of 55th Street South and east of Hillside.

Engineer: Baughman Company, P.A.

Acreage: 16.84

Total Lots: 7

- 2-3. **SUB 2006-33: One-Step Final Plat -- CLIFTON HEIGHTS COMMERCIAL 2nd ADDITION**, located on the on the north side of 55th Street South and west of Oliver.

Engineer: Baughman Company, P.A.

Acreage: 3.48

Total Lots: 1

❖ **PUBLIC HEARINGS – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

Items 3-1 and 3-4 may be taken in one motion, unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th City Hall, 455 N. Main Street, Wichita, Kansas.

- 3-1. **VAC 2006-18: Request to Vacate an Easement Dedicated by Separate Instrument and Platted Access Control**, generally located southeast of the 21st Street North - Greenwich Road intersection.

- 3-2. **VAC 2006-19: Request to Vacate Portions of Platted Easements**, generally located southwest of the Seneca Street - 31st Street South intersection, on the northeast corner of the 32nd Street South - Exposition Avenue intersection.
- 3-3. **VAC 2006-20: Request to Vacate an Egress/Ingress Easement Dedicated by Separate Instrument**, generally located east of Rock Road, on the north side of Kellogg Avenue and west of the deadend Heather Road.
- 3-4. **VAC 2006-21: Request to Vacate a Platted Easement**, generally located east Rock Road, on the north side Kellogg Avenue and west of the deadend Heather Road.

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

4. Case No.: DR2005-32
Request: Amendments to the Unified Zoning Code Pertaining to Manufactured Home Parks
District Advisory Board: III and IV considered February 1, 2006
District Advisory Board: II and VI considered February 6, 2006
District Advisory Board: I and V considered March 6, 2006
Presenting Planner: Scott Knebel
MAPC deferred March 16, 2006
5. Case No.: ZON2005-58
Request: Zone change from "TF-3" Two-family Residential to "NO" Neighborhood Office
General Location: West of Oliver Avenue, on the northeast corner of Central Avenue and Crestway Avenue
Presenting Planner: Bill Longnecker
Wichita City Council April 4, 2006, returned to MAPC for reconsideration
6. Case No.: ZON2006-17
Request: Zone change from "SF-5" Single-family Residential to "MF-18" Multi-family Residential
General Location: North of Lewis and east of Greenwich
Presenting Planner: Jess McNeely
7. Case No.: CON2006-14
Request: Conditional Use for bed and breakfast on property zoned "SF-5" Single-family Residential
General Location: North of 63rd Street South and 200 feet west of Hydraulic
District Advisory Board: III considered May 3, 2006
Presenting Planner: Scott Dunakey
8. Case No.: ZON2006-18
Request: Sedgwick County Zone change from "RR" Rural Residential to "SF-20" Single-family Residential
General Location: On the southwest corner of 93rd Street North and 119th Street West
Presenting Planner: Dale Miller

9. Case No.: CON2006-15
Request: Conditional Use for an accessory apartment on property zoned “SF-5” Single-family Residential
General Location: West of Crestway approximately 150 feet south of Lewis
District Advisory Board: II considered May 1, 2006
Presenting Planner: Bill Longnecker
10. Case No.: CON2006-17 and ZON2006-19
Request: Conditional Use to permit a car wash and zone change from “SF-5” Single-family Residential to “LC” Limited Commercial
General Location: South of Maple and east of West Street
District Advisory Board: IV considered May 3, 2006
Presenting Planner: Scott Dunakey
11. Case No.: CON2006-16
Request: Conditional Use to permit the installation of an emergency engine for backup power for AT & T on property zoned “SF-5” Single-family Residential
General Location: East of Arkansas, south of 39th Street North
District Advisory Board: VI considered May 1, 2006
Presenting Planner: Dale Miller
12. Case No.: ZON2006-21
Request: Zone change from “MF-29” Multi-family Residential & “B” Multi-family Residential to “LC” Limited Commercial with a proposed Protective Overlay
General Location: North of Harry and east of West Edgemoor
District Advisory Board: III considered May 3, 2006
Presenting Planner: Bill Longnecker
13. Case No.: DR2004-10
Request: Subdivision Regulation Amendments – Utility Easements
Subdivision Committee: Considered and Approved March 9, 2006, vote 6-0
Presenting Planner: Neil Strahl
14. Case No.: DER2006-07
Request: Amendment to the Comprehensive Plan – Visual Form Map Update
Presenting Planner: Stephen Banks
15. Other matters/adjournment.
John L. Schlegel, Secretary
Wichita-Sedgwick County Metropolitan Area Planning Commission